

ORDINANCE O-4915

AN ORDINANCE OF THE CITY OF KIRKLAND ADOPTING THE HOUGHTON VILLAGE DEVELOPMENT PLAN.

1 WHEREAS, in 2022, the City completed its purchase of real property in Kirkland known
2 as the Houghton Village property; and
3

4 WHEREAS, City Council identified a vision for future redevelopment of the Houghton
5 Village property to potentially serve public purposes, such as affordable housing, school space,
6 non-profit program space, neighborhood shops, arts and cultural space, and/or City
7 recreational space; and
8

9 WHEREAS, in 2023 and 2024, the City conducted extensive engagement with the
10 community at large, adjacent and nearby property owners, community organizations,
11 neighborhood associations, and City boards and commissions to provide Council with
12 feedback regarding community objectives to inform the formation of the Development Plan for
13 the Houghton Village property; and
14

15 WHEREAS, in 2024, the City initiated a public process to draft a Development Plan
16 (formerly Referred to as a Master Plan) for the Houghton Village property; and
17

18 WHEREAS, pursuant to Kirkland Comprehensive Plan Policy EV-8, the maximum
19 allowed height on the Houghton Village property can be increased to five stories for a
20 development proposal that is aligned with a development plan adopted by City Council after a
21 public process; and
22

23 WHEREAS, on November 18, 2025, City Council held a public hearing and collected
24 testimony prior to considering adoption of a Houghton Village Development Plan; and
25

26 WHEREAS, the Houghton Village Development Plan, attached hereto as Exhibit A,
27 includes: administrative provisions to set forth how the Development Plan can be utilized
28 through a future development proposal; a development framework that establishes a
29 conceptual site layout, massing plan, and circulation plan; establishes a baseline for the
30 number of residential units and commercial or community space that should be provided on
31 the property; and describes public benefits that must be provided with future redevelopment;
32 and
33

34 WHEREAS, pursuant to Kirkland Municipal Code (KMC) 3.32.020, the City Council
35 shall hold the required public hearing on the zoning code changes.
36

37 NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:
38

39 Section 1. The "Houghton Village Development Plan" is adopted as set forth in Exhibit
40 A, attached hereto and incorporated herein by reference.
41

42 Section 2. The City Manager is directed to transmit to the City Council no later than
43 March 3, 2026, the Kirkland Zoning Code changes necessary to incorporate the Houghton
44 Village Development Plan, and a resolution for consideration expressing the Council's intent
45 to sell the Houghton Village Property.
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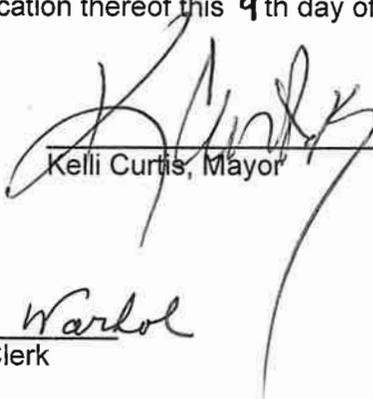
Section 3. Consistent with KMC 3.32.020, the City Council assigns any required public hearing on the associated zoning code changes to be conducted before the City Council.

Section 4. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Section 5. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and summary publication, as required by law.

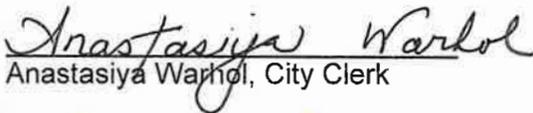
Passed by majority vote of the Kirkland City Council in open meeting this 9th day of * December, 2025.

Signed in authentication thereof this 9th day of December, 2025. *



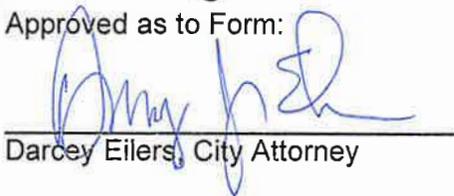
Kelli Curtis, Mayor

Attest:



Anastasiya Warhol, City Clerk

Approved as to Form:



Darcey Eilers, City Attorney

Publication Date:
01/12/2026

*clerk's Note: Scrivener's error - transposed date of meeting for passing and for signing. Correct date added.

PUBLICATION SUMMARY
OF ORDINANCE NO. 4915

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ADOPTION OF
THE HOUGHTON VILLAGE DEVELOPMENT PLAN.

1 SECTION 1. Adopts the Houghton Village Development Plan by reference.
2

3 SECTION 2. Directs the City Manager to transmit to City Council no later than March
4 3, 2026, Zoning Code amendments to incorporate the Development Plan and a proposed
5 resolution relating to sale of the Houghton Village Property.
6

7 SECTION 3. Directs City Council to hold the required public hearing on the Zoning
8 Code amendments.
9

10 SECTION 4. Provides a severability clause for the ordinance.
11

12 SECTION 5. Authorizes publication of the ordinance by summary and establishes the
13 effective date as five days after publication of summary.
14

15 The full text of this Ordinance will be mailed without charge to any person upon request
16 made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City
17 Council at its meeting on the 9th day of December, 2025.
18

19 I certify that the foregoing is a summary of Ordinance No. 4915 approved by the
20 Kirkland City Council for summary publication.


Anastasiya Warhol, City Clerk

CITY OF KIRKLAND

Houghton Village

Mixed-Use Development

Development Plan and Design Guidelines

Adopted by City Council
XXX, 2025

Kelli Curtis
Mayor

Adam Weinstein
Planning and Building Director

I. POLICY OVERVIEW & PLAN ADMINISTRATION

1. Introduction

Located along NE 68th Street in the Everest Neighborhood, and at the heart of the Houghton/Everest Neighborhood Center, the "Houghton Village" shopping center is an approximately 2.2 acre property purchased by the City in 2022. The property is in a high-opportunity location near Kirkland's historic Downtown, and with access to existing retail uses and services, job centers, schools, transit, and the Cross Kirkland Corridor (CKC). The formation of this Development Plan was initiated by Kirkland City Council after the City purchased the property in 2022.

Purpose

This Development Plan includes two parts: 1) a Policy Overview and Plan Administration section that establishes the Plan's vision, consistency with existing policies, and procedures for future redevelopment; and 2) a Development Framework that establishes programming and site planning requirements, phasing, flexibility thresholds, and Design and Sustainability Guidelines that establish design standards for the site and buildings.

Project Naming

While this document references the site's current name of "Houghton Village", the future developer may choose to re-brand the development and name it to reflect a new identity.

2. Vision

The Houghton Village development supports a variety of public purposes, such as affordable housing, school space, non-profit program space, arts and cultural space, and recreational space. Redevelopment of the site in the future achieves many these benefits and also creates a thriving, walkable, sustainable mixed-use development. With redevelopment, the existing strip-mall style development will give way to a vibrant, pedestrian-oriented development with storefronts and community-oriented ground floor spaces activating improved and widened public sidewalks and new public open spaces.

- *Provision for traffic mitigation as recommended in the 6th Street Corridor Transportation Study;*
- *Consolidation of the property on the northwest corner of NE 68th Street and 6th Street South and property or properties west of the corner property;*
- *Compliance with the principles outlined above for development in this commercial area; and*
- *A circulation plan and driveway consolidation plan for the Everest portion of the Houghton/Everest Neighborhood Center north of NE 68th Street.*

The Development Plan is consistent with the Comprehensive Plan. The vision for redevelopment of Houghton Village and the Development Framework in Section II of this Plan provide and promote opportunities consistent with the principles in Policy EV-8. The Framework plans provide flexible ground floor layouts that accommodate commercial and/or community uses at a range of scales, with the central courtyard increasing opportunities for individual tenant spaces to have accessible storefronts. These spaces will be appropriate for neighborhood-scale commercial and community spaces, which could include grocery or food retail. The Framework establishes building, site, and pedestrian layouts to foster a safer and more walkable neighborhood center that can leverage existing and future transit service. The housing program in the Framework is for multi-unit structures, with stacked apartments that could be provided at a range of affordability levels. In addition, the Framework is centered on large areas of publicly accessible plazas to provide places for the community to gather. Through these requirements, the Framework supports the principles bulleted in EV-8.

EV-8 also contains specific guidelines for a development plan providing increased height options up to 5 stories. This Development Plan is intended to provide the relevant information, including:

- Updated traffic analysis and incorporation of recommendations from the City's 6th Street Corridor Transportation Study;
- Phasing plans for the future redevelopment of all three properties in the HENC 1 zone west of 6th Street South and north of NE 68th Street ensure that future public streets and internal circulation is coordinated and that the properties can be developed as one cohesive subject property in the future if individual property owners desire;
- Programming guidance demonstrates the property can promote high-quality design and accommodate neighborhood-serving retail, a mix of uses, improved walkability and access to transit, affordable housing, and gathering spaces; and
- A phased circulation plan incorporating a new public street and plans to consolidate driveways to the maximum extent feasible on NE 68th Street.

Minor Modifications: Planning & Building Director Review

A minor modification to the Development Plan is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: façade treatments, street design variation, character/design detail of public spaces, or minor variations in design of sidewalks, pathways, lighting, and landscaping. Minor modifications shall require a staff review for consistency with the Comprehensive Plan and Planning & Building Director approval.

8. Program Requirements

Future development utilizing this Development Plan to enable the additional height granted herein shall demonstrate consistency with the programmatic requirements and Development Framework in this section. This subsection provides specific programmatic requirements for future development. Any proposed deviation from these requirements shall be reviewed pursuant to the appropriate Development Plan modification process. The remainder of future development design should be generally consistent with the scale, layout, and locations in the Development Framework illustrated in Part II of this Plan.

A. Housing and Affordable Housing

The Development Framework demonstrates that 145 total housing units can be accommodated on the property. Future development will be deemed consistent with this Plan if the total number of units provided is within 10% of that shown in the Framework.

This Plan encourages maximization of affordable housing on the property. At minimum, development must provide affordable housing as required by Kirkland Zoning Code Chapter 112 at the time of construction permit vesting.

B. Commercial, Retail, and Community Space

The Development Framework includes a total of 25,800 square feet of commercial, retail, and community space within two buildings on the property. Future development will be deemed consistent with this Plan if the total amount of commercial, retail, and/or community space provided is within 10% of that shown in the Framework.

Special Note: This Development Plan clarifies that for the purpose of allowed uses as governed by the underlying HENC 1 zone, community-oriented uses such as business incubator spaces, City or non-profit program space, recreational spaces are allowed within the development pursuant to the standards for similar commercial uses.

G. Vehicle Circulation

Site access locations, the future street, and fire access shall match that shown in the phasing site plans in Section 4 and 8 of the Development Framework. Any modifications to the location or layout of these elements will be reviewed pursuant to the appropriate modification process.

9. Lapse of Approval

In order to utilize the development permissions granted under this Development Plan, any necessary construction permits for development should be vested within 10 years of the adoption date of this Plan. All construction must be consistent with the Zoning and Building Codes in effect at the time of permit vesting, regardless of the duration of this Development Plan, except for those code provisions that have been superseded or modified by the development standards included in this Development Plan. The City Council may consider an extension to this Development Plan after holding a public hearing and collecting public testimony on the matter.

II. DEVELOPMENT FRAMEWORK

10. Applicability

Pursuant to Comprehensive Plan Policy EV-8, this Development Plan enables increased height, up to a total of 5 stories, in exchange for providing a mixed-use center with housing, neighborhood-scale commercial uses, and other public amenities. The Development Framework and Design Guidelines in this section of the Plan are to be used to guide future development, in addition to the underlying zoning regulations in the HENC 1 zone. Where this Plan does not provide a specific standard, the HENC 1 zoning standards and other applicable standards in the Kirkland Zoning Code will be applied.

2. Narrative

USES

Residential Uses

Great opportunity exists on the Houghton Village parcel to create new housing units, including for-rent or for-sale affordable housing. As part of the study to formulate this Development Framework, the City's consultant team conducted an economic feasibility study on the Initial Options, studying market rate rental, affordable rental, co-op ownership affordable housing, and a mix of two of those types (one in each building). This Framework provides two buildings of residential units both to mitigate massing on the property and provide for an interior courtyard, and also to facilitate any future potential need to have separate residential programming and/or financing of each building. With a shared podium, the buildings could still share resident amenities such as a community room / lounge with kitchen, a small fitness room, and a bike repair/ski waxing shop associated with a bike parking room.

Commercial/Retail/Community Uses

Opportunities also exist at the ground floor to create spaces preferred by the public during the ongoing engagement process. While the actual spaces could vary depending on developer preference, community-desired uses include restaurants and specialty retail, before/after school activities for children, space for local businesses/non-profits, and both indoor and outdoor spaces for gathering including play space for children. Long-term economic opportunities could be fostered by creating ground-floor spaces for small business or in-home childcare units. A resilience hub which provides resources and during emergencies could also be included within a community space.

Envisioning these preferred uses, the Framework locates traditional retail and restaurant spaces in both buildings along NE 68th Street where it is most viable to rent.

Two of the four retail/restaurant spaces also connect to the Courtyard. Space 1B in Building 1 is envisioned as a community kitchen with food vendors, similar to Spice Bridge in Tukwila, WA. It has a dedicated outdoor eating space at the edge of the Courtyard. Two large community spaces are located in Building 2—non-profit offices and meeting/conference space like Redmond's Together Center in Space 2C off the central Courtyard, and before/after school programs in Space 2D along the northern edge of the site along the future street. Also at the north edge of the site, along the North Plaza is space for a destination ice cream or pizza restaurant to draw people into the rear of the site,

especially before the full street is built.

PARKING

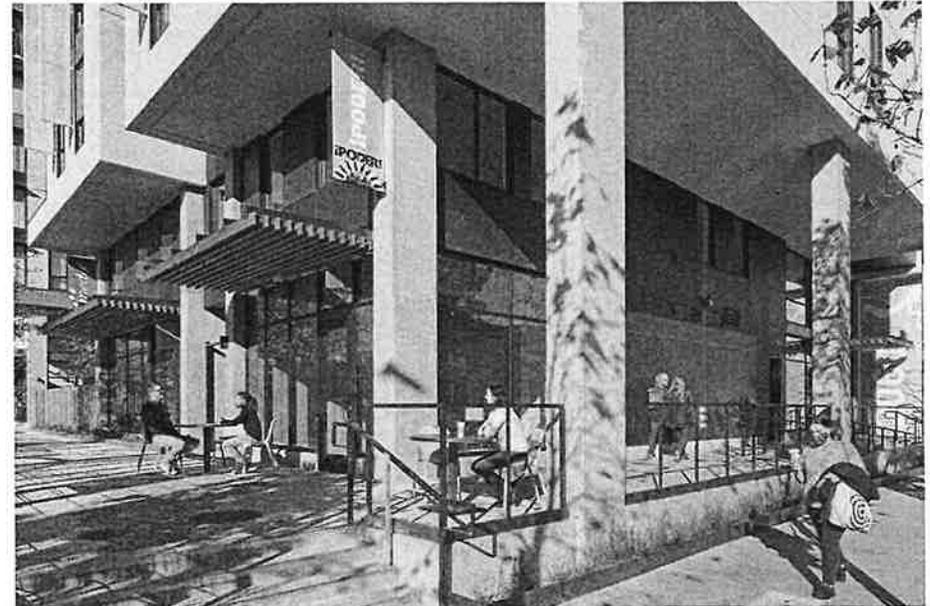
An underground parking structure is located beneath both buildings and would contain shared parking for both buildings and the commercial/retail/community spaces. The parking entry is located at the low point along the new extension of 106h Street, to reduce access ramps to below grade parking levels.

DESIGN AND SUSTAINABILITY GUIDELINES

Development on the parcels in the HENC-1 zone is subject to city-wide and zone-specific design guidelines which provide guidance and standards for: Pedestrian-oriented elements. Public improvements & site features, Parking lot location & design, Scale, Building, material color & detail, as well as Natural features. See the Guidelines & Zoning Considerations section of this document which describes key concepts and strategies for meeting these guidelines.

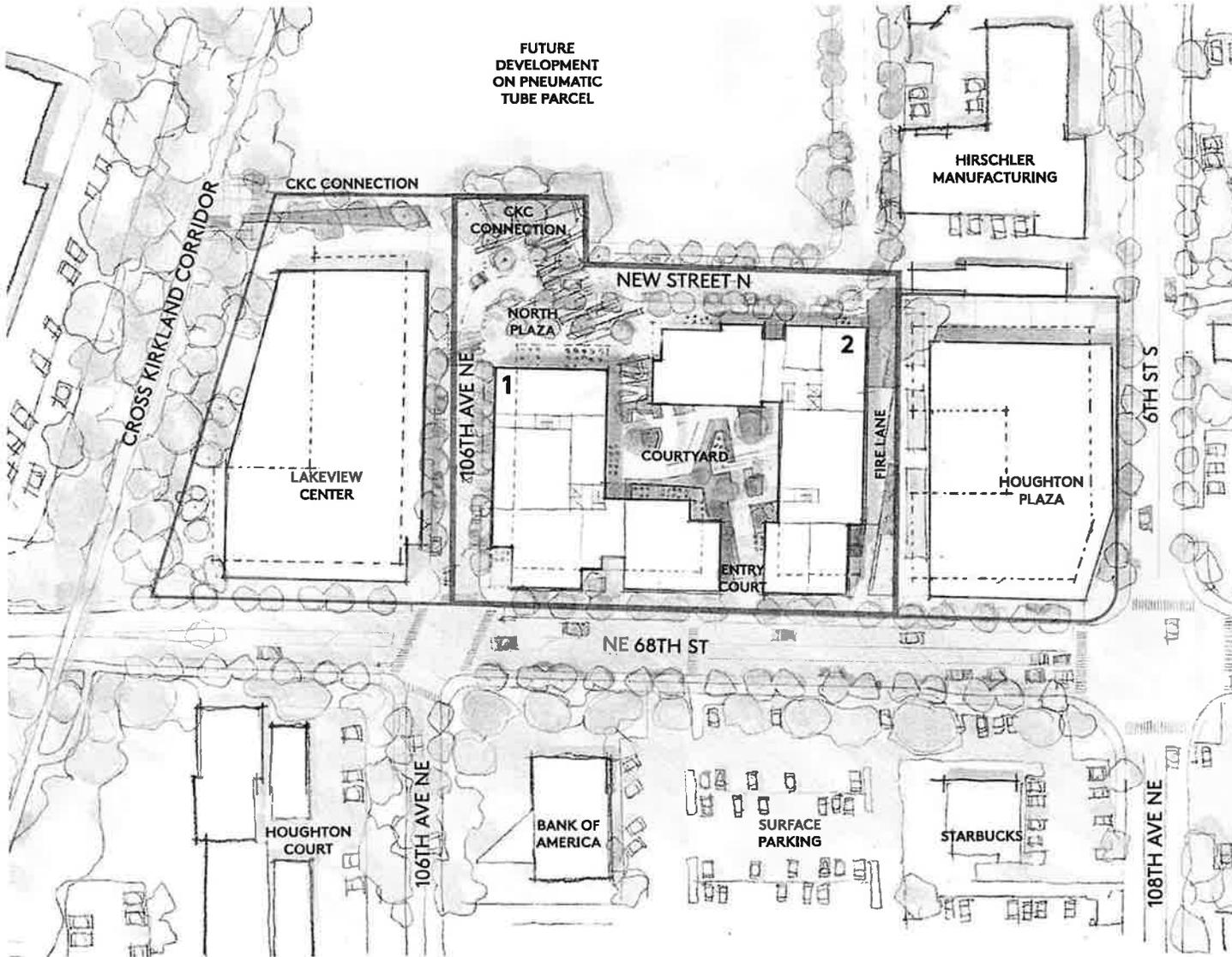
The Houghton Village parcel also has potential to become an environmental sustainability showcase demonstrating best practices in urban stormwater management, tree canopy, biodiversity, and low-carbon, efficient, and low-energy building systems. See the proposed Sustainability Guidelines in the Guidelines & Zoning Considerations section.

II. DEVELOPMENT FRAMEWORK



Casa Adelante, San Francisco, CA, by Mithun

3. Site Plans - Phase 2



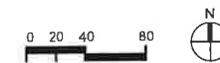
II. DEVELOPMENT FRAMEWORK

Phase 2 represents a “full buildout” condition after Houghton Village and all three adjacent parcels (Lakeview Center, Pneumatic Tube and Houghton Plaza) have redeveloped. The connection to the CKC could occur on either the Lakeview Center or Pneumatic Tube parcel, depending on which parcel re-develops first.

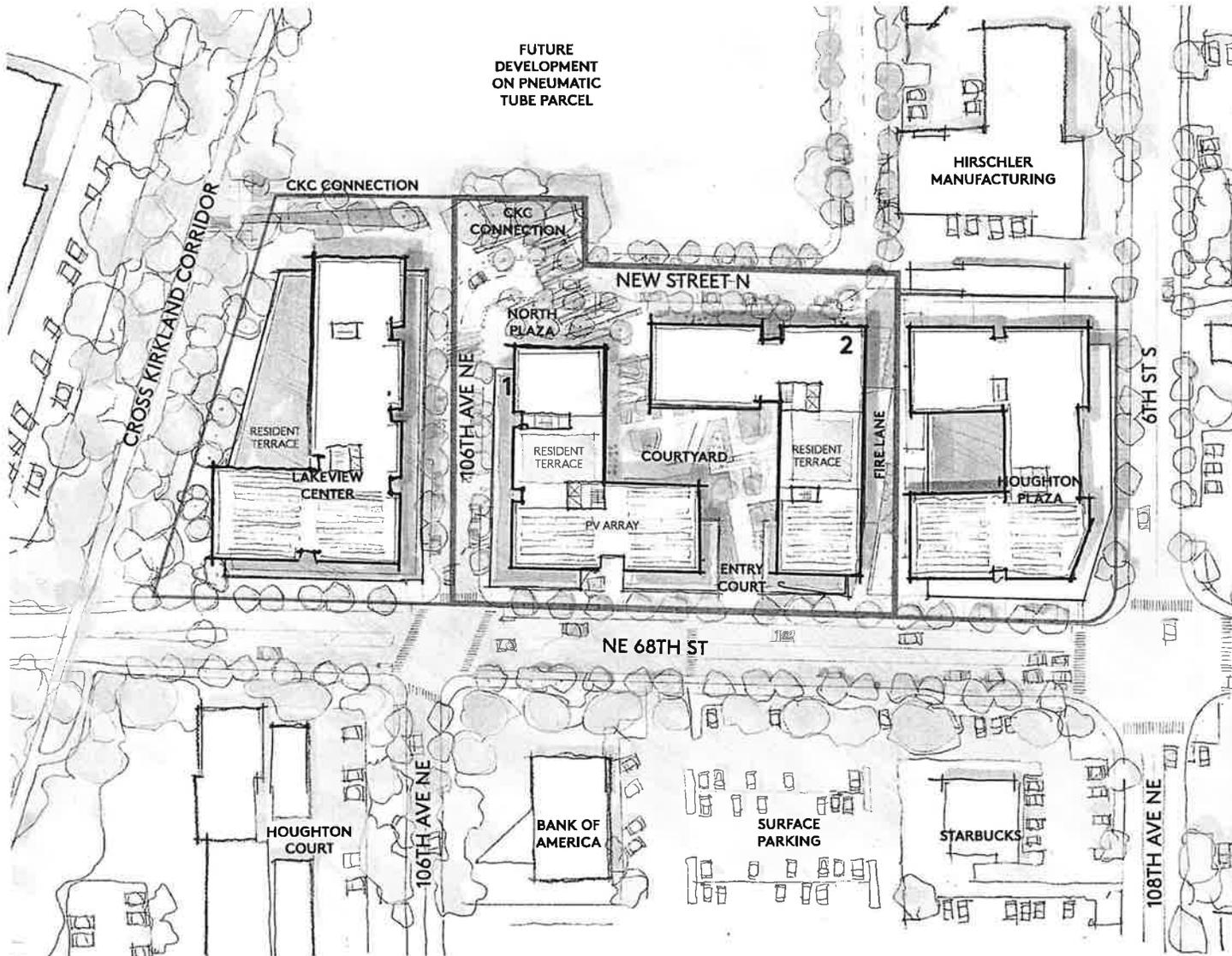
NOTE: Conceptual layouts for possible future buildings at Lakeview Center and Houghton Plaza (to the west and east of the City-owned Houghton Village site) are considered in this proposal to better understand the impact of their possible redevelopment. The City of Kirkland does not own these parcels and development will only occur on them if and when the property owners decide to redevelop.

DRAWINGS

LEGEND
 CITY OWNED PARCEL
 STUDY AREA (OUTSIDE OF HV PROPERTY)



3. Site Plans - Roof Plan



II. DEVELOPMENT FRAMEWORK

The roofs of each building have opportunities for places to gather and to provide sustainable, green elements such as amenity roof decks, community garden boxes, photovoltaic arrays, green roofs, vegetation on balconies and in building setbacks.

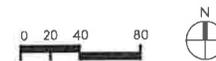
NOTE:

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DRAWINGS

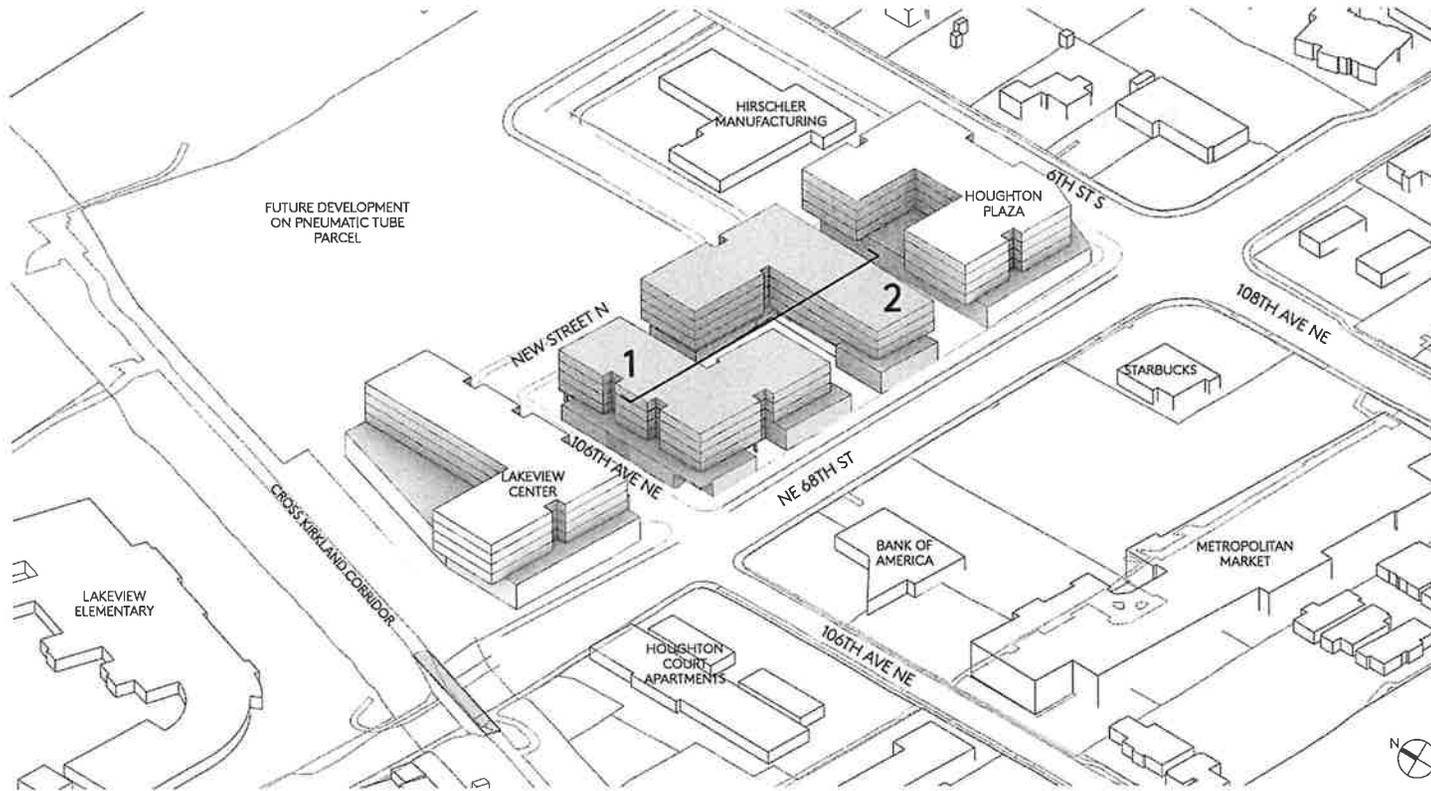
LEGEND

- CITY OWNED PARCEL
- STUDY AREA (OUTSIDE OF HV PROPERTY)



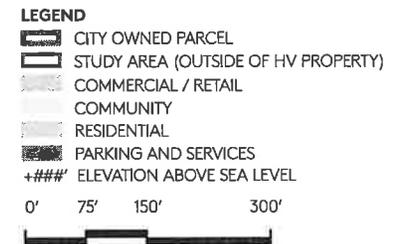
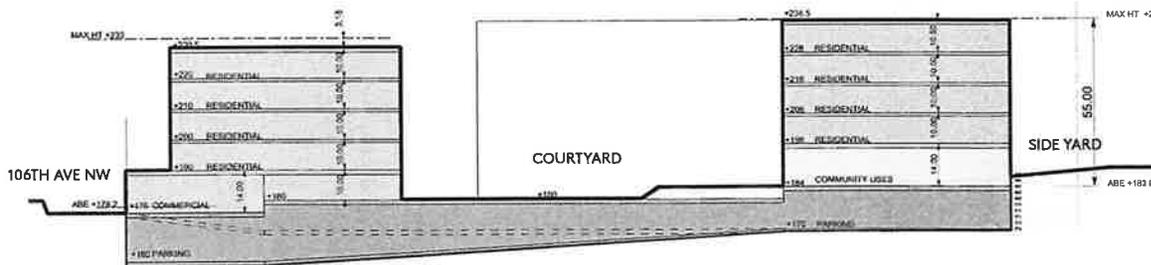
5. Building Program Data, Sections, and Conceptual Floor Plans

II. DEVELOPMENT FRAMEWORK

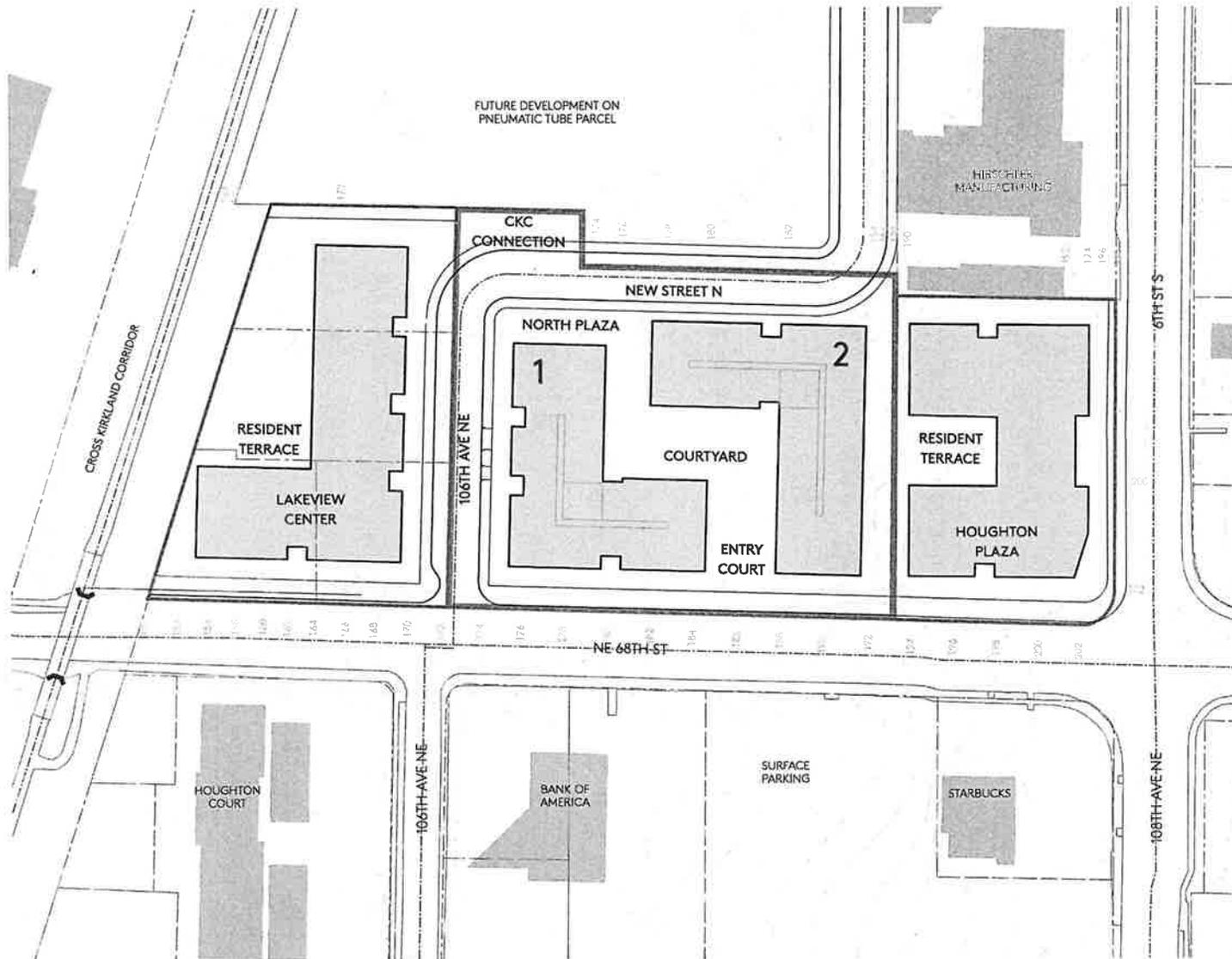


BUILDING 1	
83,400	TOTAL GSF
68,200	RESIDENTIAL GSF
11,500	COMMERCIAL/RETAIL/COMMUNITY GSF
3,700	SERVICE GSF
70	RESIDENTIAL UNITS
BUILDING 2	
91,700	TOTAL GSF
76,400	RESIDENTIAL GSF
14,300	COMMERCIAL/RETAIL/COMMUNITY GSF
1,000	SERVICE GSF
75	RESIDENTIAL UNITS
TOTAL BUILDING 1 + 2	
250,400	TOTAL GSF
144,600	RESIDENTIAL GSF
25,800	COMMERCIAL/RETAIL/COMMUNITY GSF
10,300	SERVICE GSF
145	RESIDENTIAL UNITS
TOTAL GARAGE	
75,300	GARAGE GSF
230	PARKING STALLS

DRAWINGS



5. Building Program Data, Sections, and Conceptual Floor Plans



II. DEVELOPMENT FRAMEWORK

BUILDING 1	
83,400	TOTAL GSF
68,200	RESIDENTIAL GSF
70	RESIDENTIAL UNITS
0	STUDIOS (0%)
26	1 BRS (37%)
36	2 BRS (51%)
8	3 BRS (12%)

BUILDING 2	
91,700	TOTAL GSF
76,400	RESIDENTIAL GSF
75	RESIDENTIAL UNITS
0	STUDIOS (0%)
28	1 BRS (37%)
38	2 BRS (51%)
9	3 BRS (12%)

TOTAL BUILDING 1 + 2	
175,100	TOTAL GSF
144,600	RESIDENTIAL GSF
145	RESIDENTIAL UNITS
0	STUDIOS (18%)
54	1 BRS (42%)
74	2 BRS (33%)
17	3 BRS (6%)

LEGEND	
	CITY OWNED PARCEL
	STUDY AREA (OUTSIDE OF HV PROPERTY)
	COMMERCIAL / RETAIL
	COMMUNITY
	RESIDENTIAL
	PARKING AND SERVICES
	ELEVATION ABOVE SEA LEVEL

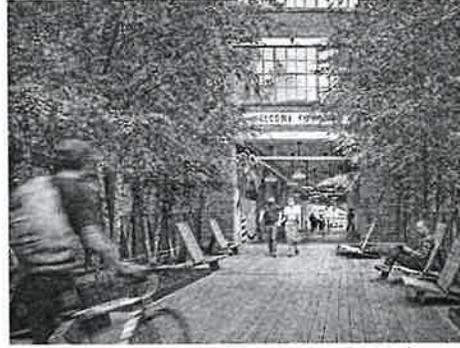


DRAWINGS

6. Open Space and Ground Floor Use Precedents



Public courtyard at Heartline



Wood paving and outdoor lounges at Ponce City Market



Fountains at University Village



Outdoor pizza at The Shea



Informal outdoor fire pits & dining Creamery of Kennett



Outdoor dining & play space at Industry City Courtyard



Permeable restaurant edge at 200 Occidental



Tree canopy and natural spaces



Restaurant Space at The Whale Wins

SOURCES: PHOTOGRAPHY BY MITHUN, HEWITT, 59 ARCHITECTURE, TERRAIN NYC, PUBLIC 47, HELIOTROPE



Childcare at Hirabayashi Place



Community, office and conference space at Together Center

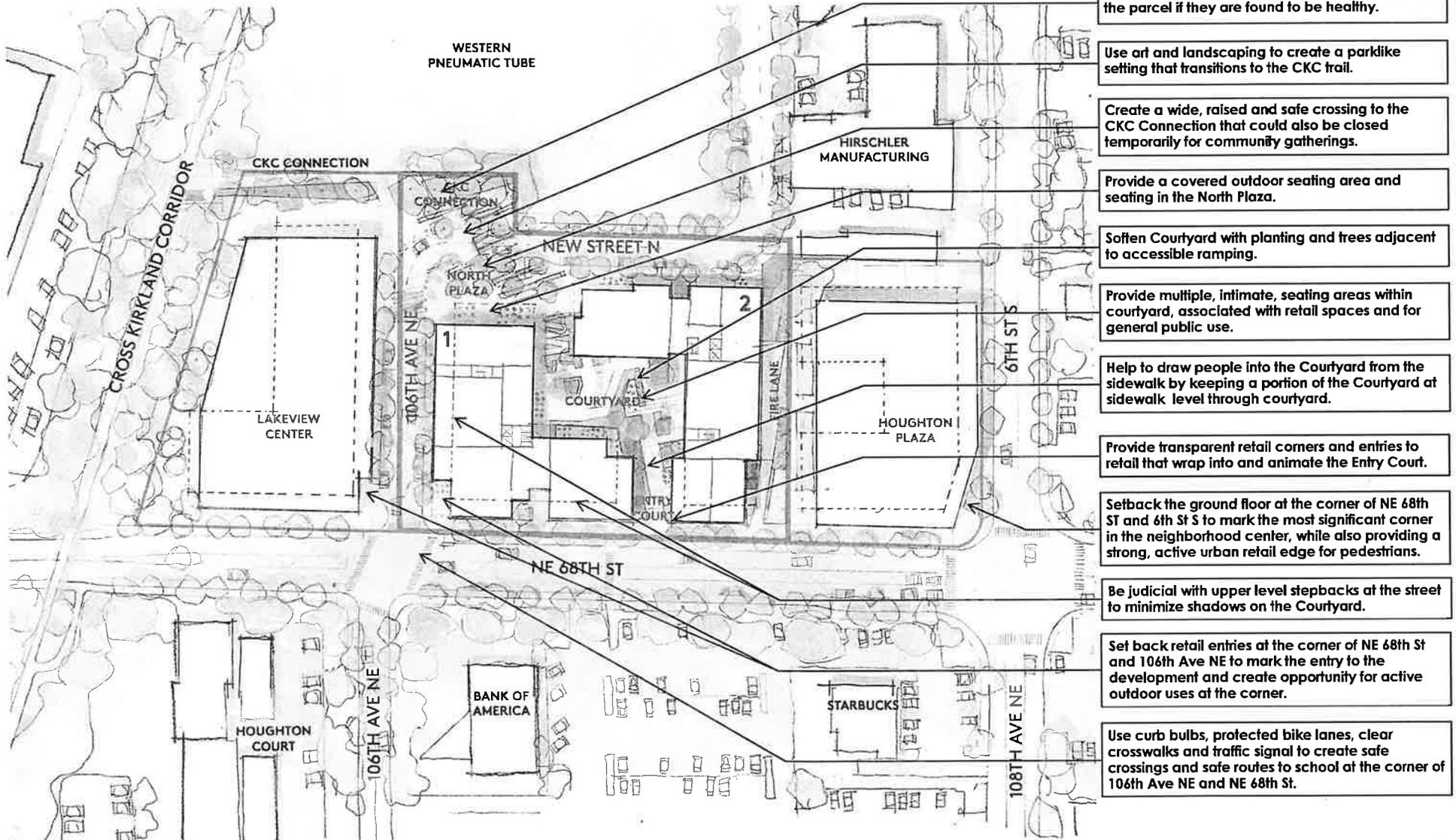
II. DEVELOPMENT FRAMEWORK

DRAWINGS

8. Design Guidelines

| KEY CONCEPTS

II. DEVELOPMENT FRAMEWORK



GUIDELINES & ZONING

Retain large coniferous trees at the north edge of the parcel if they are found to be healthy.

Use art and landscaping to create a parklike setting that transitions to the CKC trail.

Create a wide, raised and safe crossing to the CKC Connection that could also be closed temporarily for community gatherings.

Provide a covered outdoor seating area and seating in the North Plaza.

Soften Courtyard with planting and trees adjacent to accessible ramping.

Provide multiple, intimate, seating areas within courtyard, associated with retail spaces and for general public use.

Help to draw people into the Courtyard from the sidewalk by keeping a portion of the Courtyard at sidewalk level through courtyard.

Provide transparent retail corners and entries to retail that wrap into and animate the Entry Court.

Setback the ground floor at the corner of NE 68th St and 6th St S to mark the most significant corner in the neighborhood center, while also providing a strong, active urban retail edge for pedestrians.

Be judicious with upper level stepbacks at the street to minimize shadows on the Courtyard.

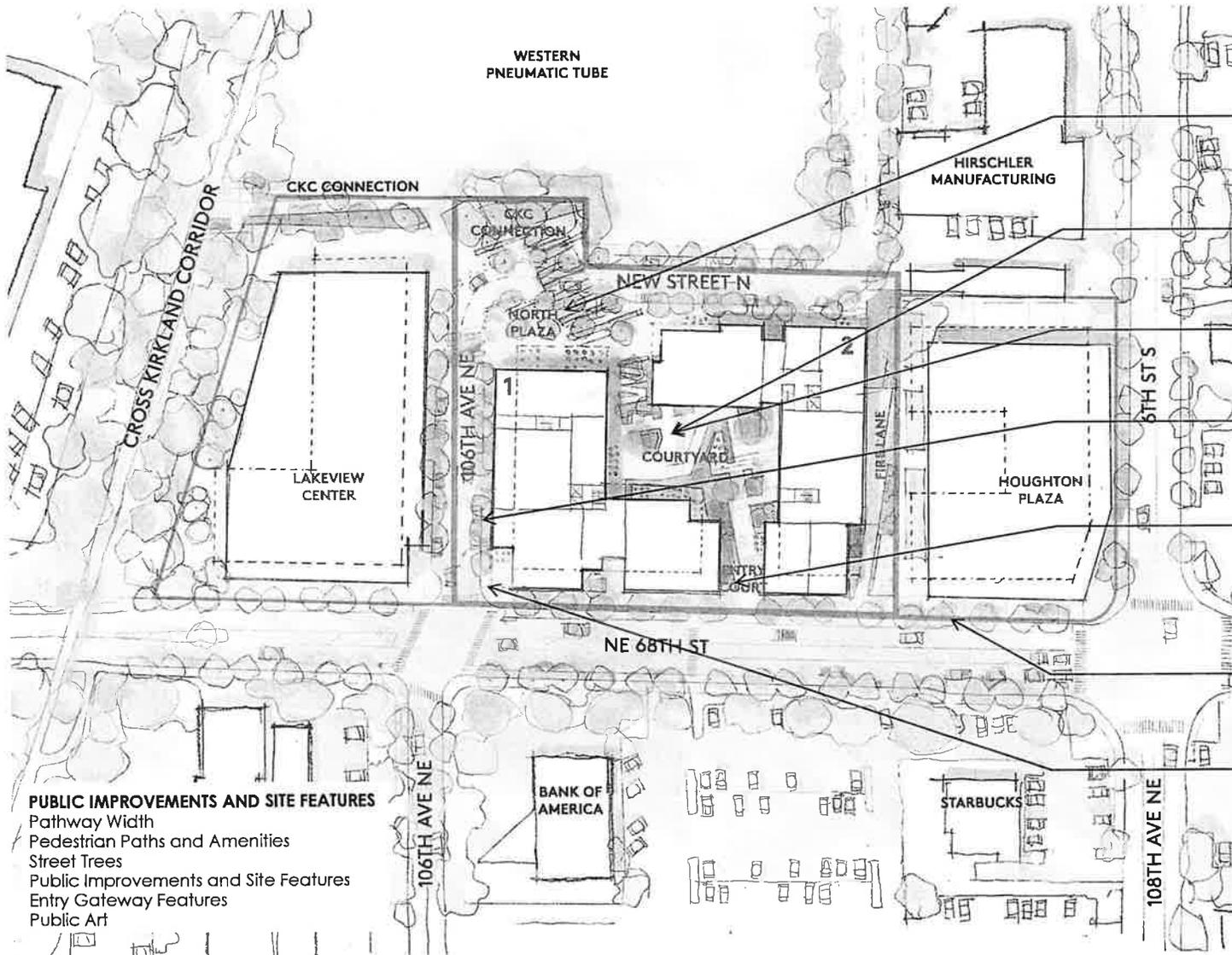
Set back retail entries at the corner of NE 68th St and 106th Ave NE to mark the entry to the development and create opportunity for active outdoor uses at the corner.

Use curb bulbs, protected bike lanes, clear crosswalks and traffic signal to create safe crossings and safe routes to school at the corner of 106th Ave NE and NE 68th St.

8. Design Guidelines

| PUBLIC IMPROVEMENTS & SITE FEATURES

II. DEVELOPMENT FRAMEWORK



Public Improvements and Site Issues [HENC]
Pedestrian lighting should be provided along school walk routes and all pedestrian oriented streets in the center

Pathway Width [HENC]
Through block pedestrian connections and connections to the Cross Kirkland Corridor are important features that will help to provide pedestrian access throughout the center.

Pathway Width
Provide pathway width of minimum 12' through courtyard

Public Improvements and Site Issues
Provide lighting along all public streets and sidewalks and minimize high contrast shadows, especially along school routes.

Entry Gateway - Public Art
Consider a pedestrian oriented gateway feature to welcome pedestrians. This is an opportunity for public art.

Street Trees
Install large deciduous trees along 68th St that provide continuity to the development, and allow visibility into commercial spaces.

Entry Gateway
Consider a gateway feature, visible to pedestrians on KKC bridge, or drivers on 68th.

PUBLIC IMPROVEMENTS AND SITE FEATURES

- Pathway Width
- Pedestrian Paths and Amenities
- Street Trees
- Public Improvements and Site Features
- Entry Gateway Features
- Public Art

GUIDELINES & ZONING

8. Design Guidelines

| SCALE

Building Modulation - Horizontal

Encourage horizontal modulation and distinctive roof treatments, where feasible and rooftop programs allow.

Building Modulation - Horizontal

Use horizontal modulation above commercial / community / retail uses to reduce perceived mass of building and provide continuity of ground level spaces.

Special Massing Consideration [HENC] - Upper Story Setbacks

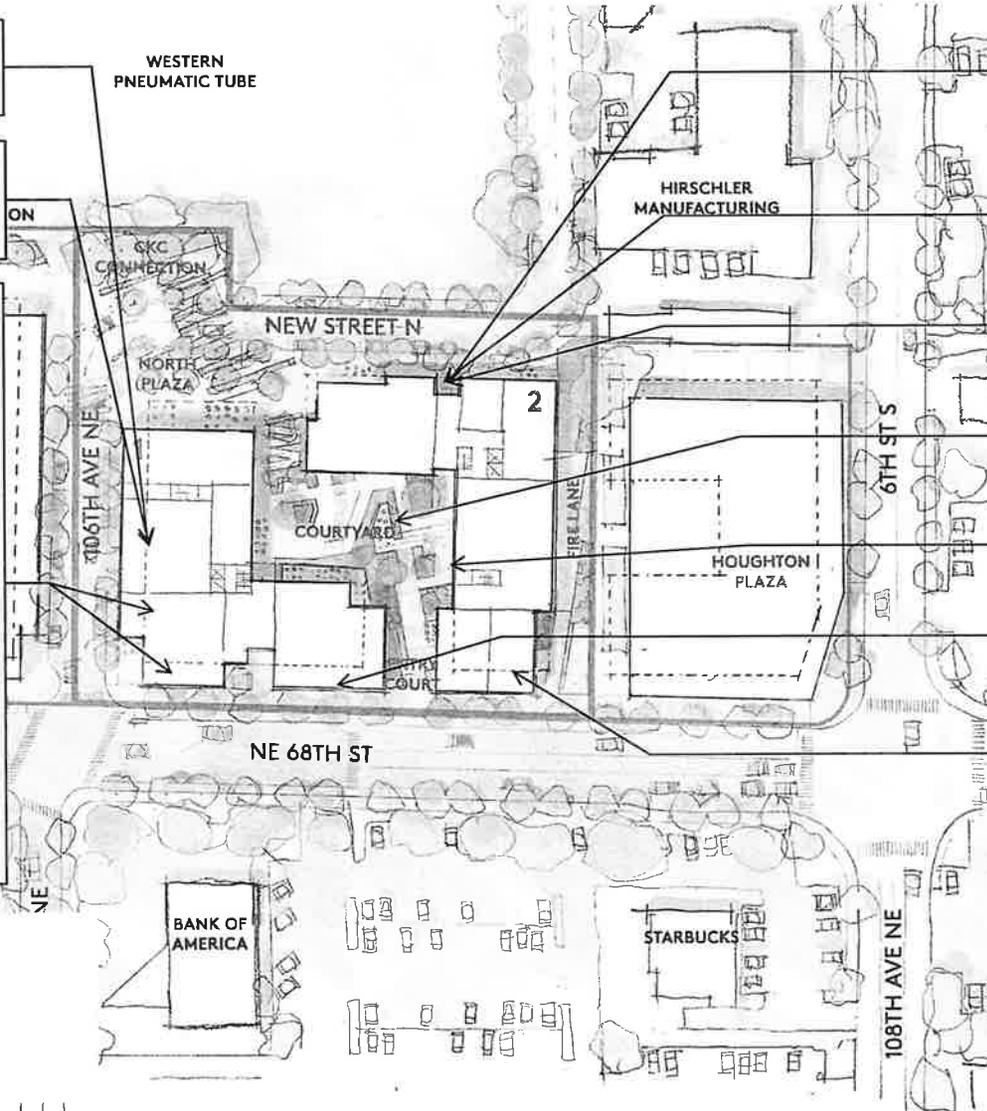
Buildings above the second story should utilize upper story step backs to create receding building forms as building height increases, allow for additional solar access, and maintain human scale at the street level.

Special Massing Consideration [HENC] - Open Space at Street Level

Reductions to required upper story setbacks [to 0'] may be appropriate where an equal amount of beneficial public open space is created at the street level consistent with the following principles:

- ◆ Public open space should be open to the sky except where overhead weather protection is provided.
- ◆ The space should appear and function as public space rather than private space.
- ◆ A combination of lighting, paving, landscaping and seating should be utilized to enhance the pedestrian experience within the public open space.
- ◆ Public open space should be activated with adjacent shops, outdoor dining, art, water features, and/or landscaping while still allowing enough room for pedestrian flow.

WESTERN
PNEUMATIC TUBE



II. DEVELOPMENT FRAMEWORK

Building Modulation - Vertical [HENC]

Façades over 120 feet in length should incorporate vertical definition including substantial modulation of the exterior wall carried through all floors above the ground floor combined with changes in color and material.

Building Modulation - Vertical

Use natural break points in the building to provide opportunities to break down the scale of overall massing.

Building Modulation - Vertical

Provide visual relief of long façades to reflect the scale of the neighborhood.

Open Space at Street Level

Courtyard space should be open to the sky, except where canopies awnings or canopies are provided and perceived as public space.

Fenestration Patterns

Provide distinct window patterning or details on each building.

Fenestration Patterns

Provide large windows at storefront displays

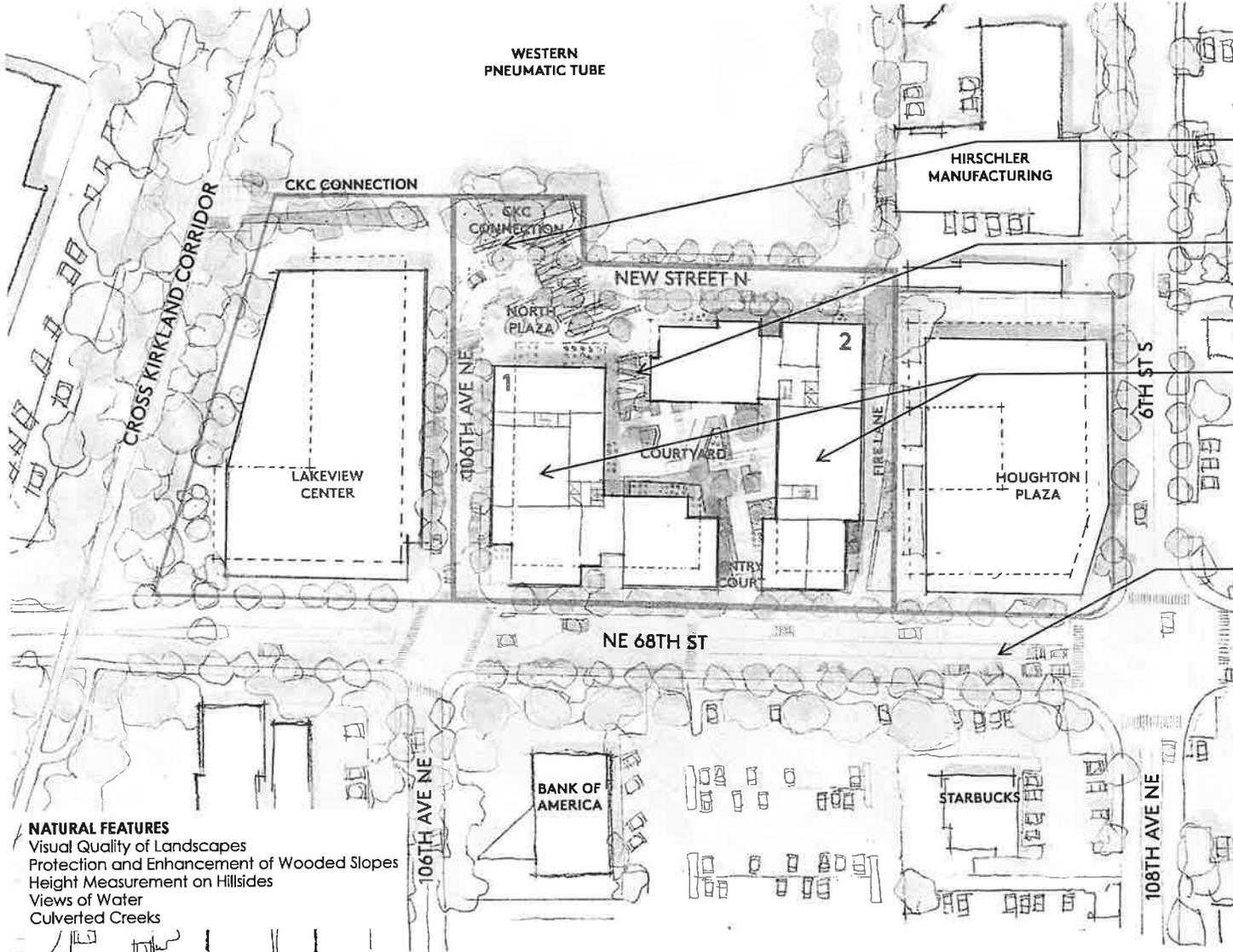
Special Massing Consideration

Step back massing above commercial / retail / community uses along 68th St.

8. Design Guidelines

| NATURAL FEATURES

II. DEVELOPMENT FRAMEWORK



Visual Quality of Landscapes - Pedestrian Landscape
Use plant materials to provide visual cues for moving through the urban environment

Visual Quality of Landscapes - Building Landscape
Use landscaping around buildings to reduce scale and add diversity through pattern color and form

Visual Quality of Landscapes - Building Landscape
Orient public spaces to take advantage of views when possible, including amenity roof decks

Special Considerations for Views of Water [HENC]
Buildings, landscaping and streetscape features along the NE 68th Street corridor should be designed to preserve existing views from the public right-of-way. Public spaces should be oriented to take advantage of views when possible.

- NATURAL FEATURES**
- Visual Quality of Landscapes
 - Protection and Enhancement of Wooded Slopes
 - Height Measurement on Hillside
 - Views of Water
 - Culverted Creeks

GUIDELINES & ZONING